

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 11/4/2014	(3) CONTACT/PHONE Terry Wahler, Senior Planner/781-5621	
(4) SUBJECT Hearings to consider seven proposals to establish agricultural preserves. Districts 1, 3 and 5.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Consider the attached staff reports and recommendations of the Agricultural Preserve Review Committee and the Planning Commission; 2. Hold public hearings; and 3. Act on the individual requests in the staff reports and instruct the chairman to sign the resolutions for Items A through G.			
(6) FUNDING SOURCE(S) Application fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>45 minutes</u>) <input type="checkbox"/> Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: <u> </u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1, District 3, and District 5			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 11/4/2014

SUBJECT: Hearings to consider seven proposals to establish agricultural preserves. Districts 1, 3 and 5.

RECOMMENDATION

It is recommended that the Board:

1. Consider the attached staff reports and recommendations of the Agricultural Preserve Review Committee and the Planning Commission;
2. Hold public hearings; and
3. Act on the individual requests in the staff reports and instruct the chairman to sign the resolutions for Items A through G.

DISCUSSION

These seven applications to establish new agricultural preserves, noticed for public hearing, include a detailed staff report and a proposed resolution with a map exhibit reflecting the action being taken. These seven items involve family trusts, limited liability companies, and individuals as property owners. These applications will upon execution of a Land Conservation Contract, result in approximately 1,855.5 acres being added to the Williamson Act program.

LIST OF APPLICATIONS

- A. FILE NUMBER: AGP2013-00006** – Proposal by Niels Udsen to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The 164 acre parcel is located within the Agriculture land use category at 3090 Ranchita Canyon Road, on the northern side of Ranchita Canyon Road at the intersection of Ranchita Canyon Road and Von Dollen Road, approximately 3.5 miles east of San Miguel. The site is in the North County-El Pomar-Estrella planning area. APNs: 019-051-037, 043, 055; Supervisorial District No. 1.
- B. FILE NUMBER: AGP2013-00007** – Proposal by Niels Udsen to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The 185 acre parcel is located within the Agriculture land use category at 675 North Bethel Road, on the western side, approximately 2,000 feet south of the intersection of North Bethel Road and Highway 46, adjacent to the Templeton Urban Reserve line. The site is in the North County-Salinas planning area. APNs 040-061-005; 040-181-005; 040-111-010; Supervisorial District No. 1.

- C. FILE NUMBER: AGP2013-00004** – Proposal by Douglas Ayres to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The 40.5 acre parcel is located within the Agriculture land use category at 1205 Willow Creek Road, south of and abutting the intersection of Willow Creek Road, Peachy Canyon Road and Loose Horse Road, approximately 4 miles northwest of the intersection of Vineyard Drive and Highway 46 and approximately 5.5 miles northeast of the Urban Reserve Line of Templeton. The site is in the North County-Adelaida planning area. APN: 039-051-019; Supervisorial District No. 1.
- D. FILE NUMBER: AGP2013-00012** – Proposal by Paper Street Vineyard to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The 321 acre parcel is located within the Agriculture land use category at the terminus of Kiler Canyon Road, approximately 2 miles northwest of the intersection of Kiler Canyon Road and Arbor Road Drive and approximately 2.5 miles northwest of the intersection of Arbor Road and Highway 46 and approximately 3 miles northwest of the Urban Reserve Line of Paso Robles. The site is in the North County-Adelaida planning area. APN: 026-342-015; Supervisorial District No. 1.
- E. FILE NUMBER: AGP2014-00002** – Proposal by La Bella Grande, LLC to establish an Agricultural Preserve to enable the applicant to enter into a land conservation contract. The property consists of approximately 1,074 acres located within the Agriculture land use category at 6186 West Pozo Road, on the southeastern side of West Pozo Road at its intersection with Highway 58, approximately 1 mile east of Santa Margarita. The site is in the North County / Salinas River Sub-area planning area. APN 070-095-001; Supervisorial District No. 5
- F. FILE NUMBER: AGP2013-00013** – Proposal by the Earl J. Darway Family Trust to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The subject parcel (from Lot Line Adjustment COAL14-0022) consists of 25 acres located within the Agriculture land use category at 215 Green Gate Road, approximately 400 feet north east of the intersection of Carpenter Canyon Road (Highway 227) and Price Canyon Road, 2.5 miles south east of the City of San Luis Obispo. The site is in the South County Planning Area, San Luis Obispo Sub Area South. APN: 044-161-008 (ptn.); Supervisorial District No. 3
- G. FILE NUMBER: AGP2013-000014** – Proposal by the Earl J. Darway Family Trust to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The subject parcel (from Lot Line Adjustment COAL14-0022) consists of 46 acres located within the Agriculture land use category at 215 Green Gate Road, approximately 400 feet north east of the intersection of Carpenter Canyon Road (Highway 227) and Price Canyon Road, 2.5 miles south east of the City of San Luis Obispo. The site is in the South County Planning Area, San Luis Obispo Sub Area South. APNs: 044-401-042 & 044-161-008 (ptns); Supervisorial District No. 3

OTHER AGENCY INVOLVEMENT/IMPACT

These applications have been reviewed and recommended for approval by the Planning Commission and the Agricultural Preserve Review Committee. The latter body includes representatives from different organizations including the County Agricultural Liaison Committee, Agricultural Commissioner, Assessor's Office, Farm Advisor and County Planning Department. County Counsel approved the resolutions as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of agricultural preserve applications and ensuing land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received

since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the seven properties being considered today. The total estimated annual reduction in property taxes for the seven properties is \$147,891.

The landowners anticipate entering into new land conservation contracts later this summer or at the latest by December 16, 2014, the last Board of Supervisors meeting date for the year.

RESULTS

The establishment of the new agricultural preserves and the ensuing execution of a new land conservation contract between the property owner and the county will help keep this property in agriculture and compatible uses for at least 10 years. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

Attachment A1 – Resolution and Graphic for AGP2013-00006 - Niels Udsen
Attachment A2 – Staff Report
Attachment B1 – Resolution and Graphic for AGP2013-00007- Niels Udsen
Attachment B2 – Staff Report
Attachment C1 – Resolution and Graphic for AGP2013-00004 - Douglas Ayres
Attachment C2 – Staff Report
Attachment D1 – Resolution and Graphic for AGP2013-00012 - Paper Street Vineyard, LLC
Attachment D2 – Staff Report
Attachment E1 – Resolution and Graphic for AGP2014-00002 – La Bella Grande, LLC
Attachment E2 – Staff Report
Attachment F1 – Resolution and Graphic for AGP2013-00013 - Earl J. Darway Family Trust
Attachment F2 – Staff Report
Attachment G1 – Resolution and Graphic for AGP2013-00014 - Earl J. Darway Family Trust
Attachment G2 – Staff Report